

GENERAL REMARKS AND STIPULATION
 The property is offered for sale freehold by private treaty with vacant possession on completion.
Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water, mains electricity, mains drainage and gas fired central heating.
Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE
Property Location: <http://www.healthier.catching>
Council Tax Band: E
Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.
Flood Risk Surface Water: Very low risk Rivers and the Sea: Very low risk Reservoirs: Unlikely Groundwater: Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>.
Risk Planning: Local planning information is available on <http://www.somersetstandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties whatsoever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared May 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.
 Code of Practice for Residential Estate Agents: Effective from 1 August 2011.
 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.
 The agent has not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

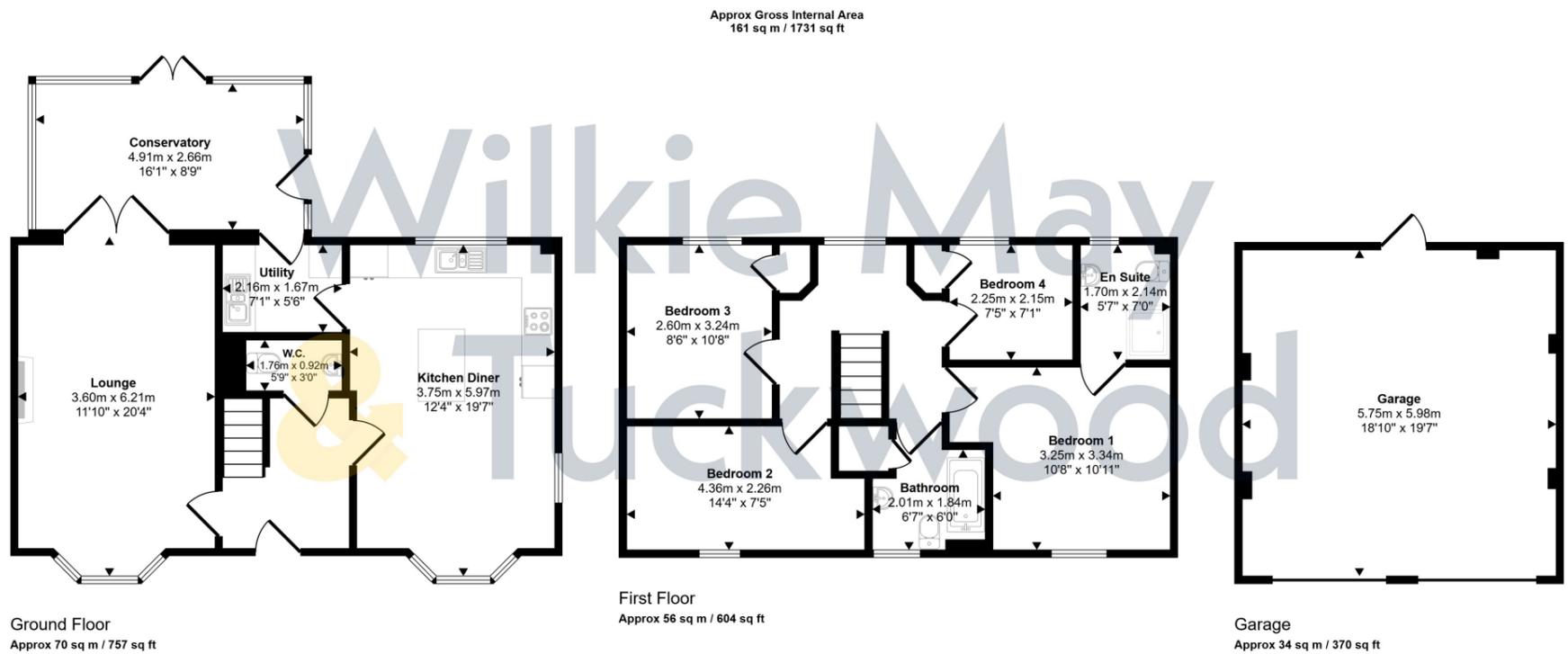


Ellicombe Close
 Minehead, TA24 6DQ
 Price £450,000 Freehold

			B
4	1	2	EPC

Wilkie May & Tuckwood

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Description

A modern and very attractive, four-bedroom detached house situated on the outskirts of Minehead and yet within easy reach of the shops, schools and other amenities available in Alcombe.

Of standard construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a utility room, cloakroom, conservatory, en-suite to the master bedroom, a double garage with off road parking, a delightful garden and lovely views towards North Hill.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

- Modern detached house
- 4 bedrooms one with en-suite
- Double garage with parking
- Attractive gardens
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this attractive modern home.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, door to the fitted cloakroom and doors to the kitchen diner and lounge. The lounge is a large, double aspect room with bay window to the front and double doors opening to the conservatory. There is also an attractive feature fireplace. The conservatory is of a good size and has a door into the utility room and French doors opening out to the garden. The kitchen diner is another large, double aspect room with bay window to the front and window to the rear overlooking the garden. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface with matching upstand and integrated appliances to include eye level oven, gas hob with extractor hood over and fridge freezer. There is also an island unit with storage underneath. A door leads through to the fitted utility room.

To the first floor there is a spacious landing area with doors to the bedrooms and bathroom. The master bedroom has an aspect to the front with views to North Hill and door into the fitted en-suite shower room. Bedroom 2 also has an aspect to the front and bedrooms 3 and 4 are to the rear with lovely views over the Rugby field and fitted wardrobes. The bathroom is fitted with a modern three piece suite.

Outside to the front there is a small area of garden laid to lawn with inset shrubs and path leading to the front door. Alongside there is a driveway providing off road parking leading to the double garage. The rear garden is a particular feature of this property and is level and of a good size, predominantly laid to lawn with attractive seating areas.

AGENTS NOTE: There is a management company which has been set up to cover maintenance of the common areas with a current fee of £110.00 per annum.